



18 ST. LADOC ROAD  
KEYNSHAM  
BRISTOL  
BS31 2DR

£525,000



GREGORYS  
ESTATE AGENTS

**SITUATED ON THE POPULAR ST. LADOC ROAD, CONVENIENTLY PLACED WITHIN A SHORT STROLL OF KEYNSHAM HIGH STREET, MEMORIAL PARK & RAILWAY STATION, CAN BE FOUND THIS ATTRACTIVE FAMILY HOME, OFFERING AN IMPECCABLE BLEND OF PERIOD CHARM & CONTEMPORARY LIVING.**

Boasting a wealth of kerb appeal upon arrival, this handsome semi-detached property impresses with a landscaped front garden, set against the backdrop of the stunning Bath stone, bay fronted facade, creating quite the first impression. The elevated position also offers complete privacy, allowing for the established front garden to be utilised for a morning coffee watching the world go by.

A traditional stained glass entrance welcomes you into this inviting home where two reception areas comprise the ground floor. The kitchen come family room at the rear offers itself as the heart of the home, with a cosy bay fronted lounge with feature log burner occupying the front.

The two upper floors comprise of four bedrooms, three of which being comfortable double rooms, whilst the fourth bedroom lends itself as an ideal study or nursery. The sizeable accommodation also offers two shower rooms, one of which having recently been replaced to include a feature rainfall shower & contemporary minimalist decor.

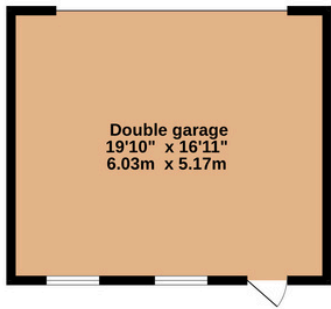
The well-established rear garden enjoys a westerly facing aspect, offering a paved patio area perfect for hosting summer get togethers. Not only this, but the garden offers plenty of pruning, planting & gardening opportunities for the green fingered enthusiast, with an area laid to lawn, mature raised planters, and feature pond to tend to. Finally, to the rear of the property a detached double garage can be found, complete with power, lighting & electric roller door, offering desirable off road parking or ample storage.

An impressive character home, sure to be of interest to many. A must view.





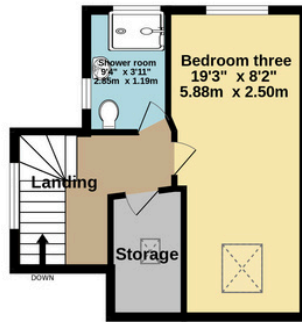
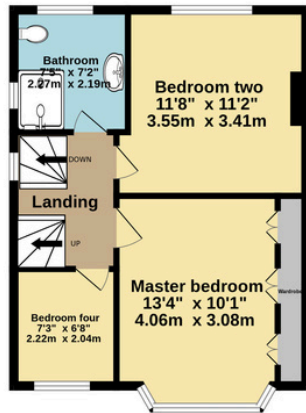
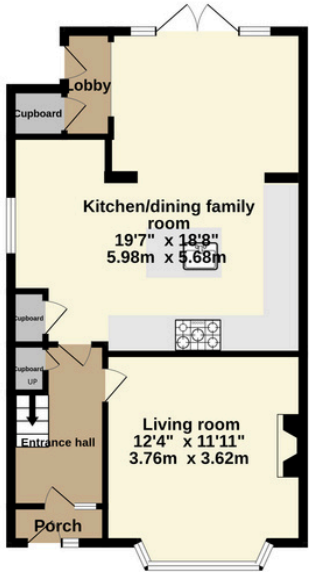




Ground Floor  
914 sq.ft. (84.9 sq.m.) approx.

1st Floor  
440 sq.ft. (40.9 sq.m.) approx.

2nd Floor  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

18, St. Ladic Road  
Keynsham  
BRISTOL  
BS31 2DR

Energy rating  
**E**

Valid until: 24 October 2027

Certificate number: 9554-2845-7300-9623-8905

Property type Semi-detached house

Total floor area 125 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

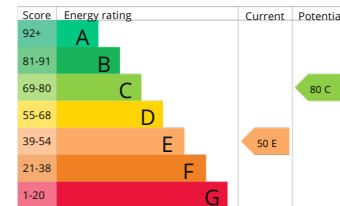
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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